

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: January 19, 2006**

NAME

Pecan Cove Apartments

LOCATION

1801 Holt Road
(North side of Dr. Martin Luther King, Jr. Avenue,
extending Northeast to Holt Road, and extending
Northwest to Yukers Street)

CURRENT ZONING

R-3, Multi-Family Residential

ENGINEERING**COMMENTS**

No waiver recommended on Yukers Street. Existing trees along Holt Street could prevent construction of a sidewalk if they are to be left in place. If the trees are to be removed, the sidewalk should be constructed. If the trees are to remain, there is no room to construct a sidewalk.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Mobile Tree Commission Permit is required before removing trees from existing city right of way. Installation of a sidewalk along Holt Road will have a negative impact on the existing trees along Holt Road.

REMARKS

The applicant is requesting a waiver of the sidewalk construction requirements for the Yukers Street and Holt Road frontages. The applicant states that Yukers Street is of substandard construction, and that, should the City make improvements to that street, then the applicant will construct sidewalks along both streets.

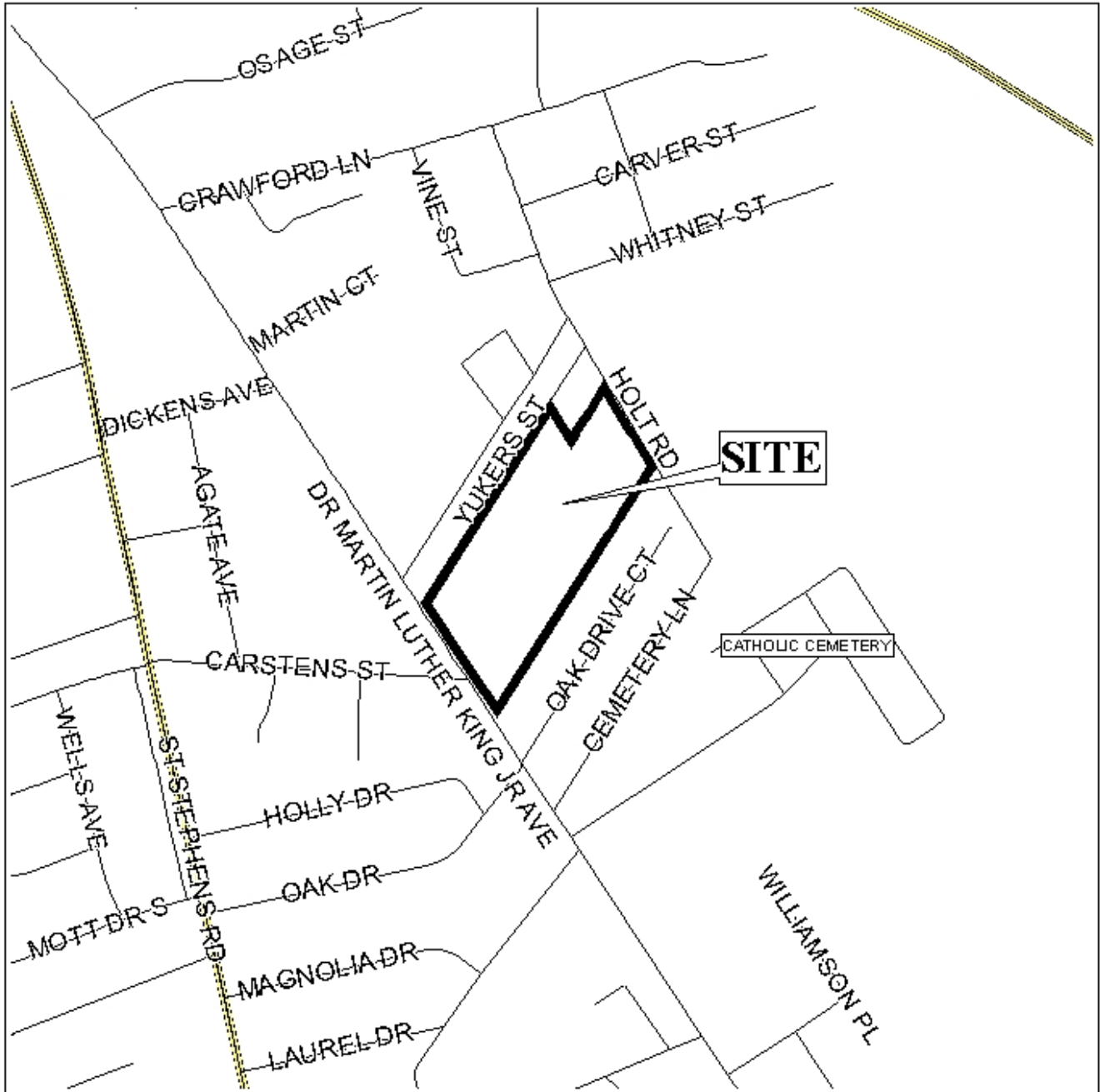
It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable.

Based on comments from Urban Forestry and City Engineering, the trees present a physical barrier along Holt Road, but there is no such barrier along Yukers Street. As the approved rezoning and Planned Unit Development of the site were conditional on the preservation of mature trees on the site, these trees should be preserved.

RECOMMENDATION

Based on the preceding, it is recommended that this request be approved for Holt Road and denied for Yukers Street.

LOCATOR MAP

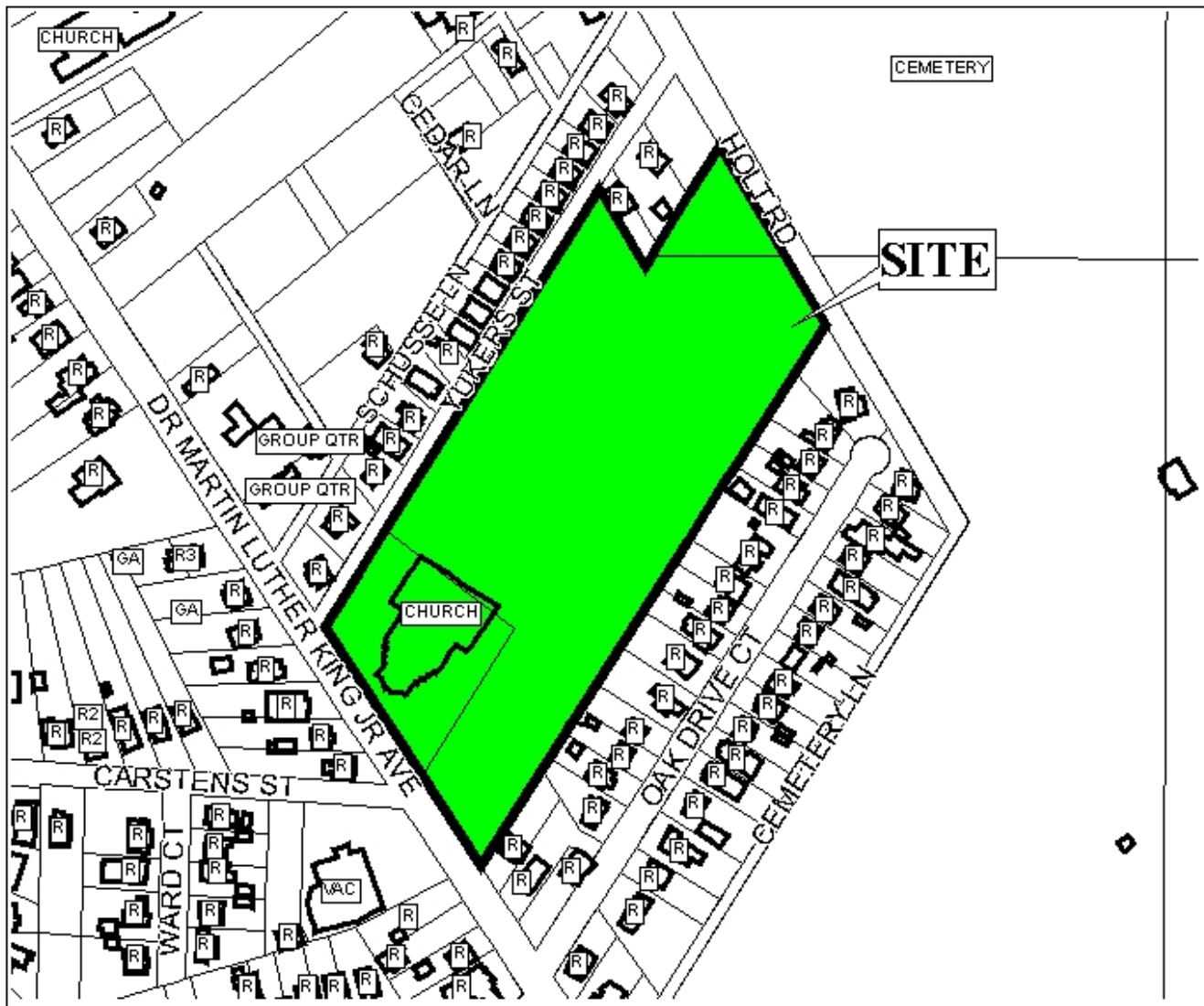


APPLICATION NUMBER 18 DATE January 19, 2006
APPLICANT Pecan Cove Apartments
REQUEST Sidewalk Waiver



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units. A cemetery is located to the north of the site.

APPLICATION NUMBER 18 DATE January 19, 2006

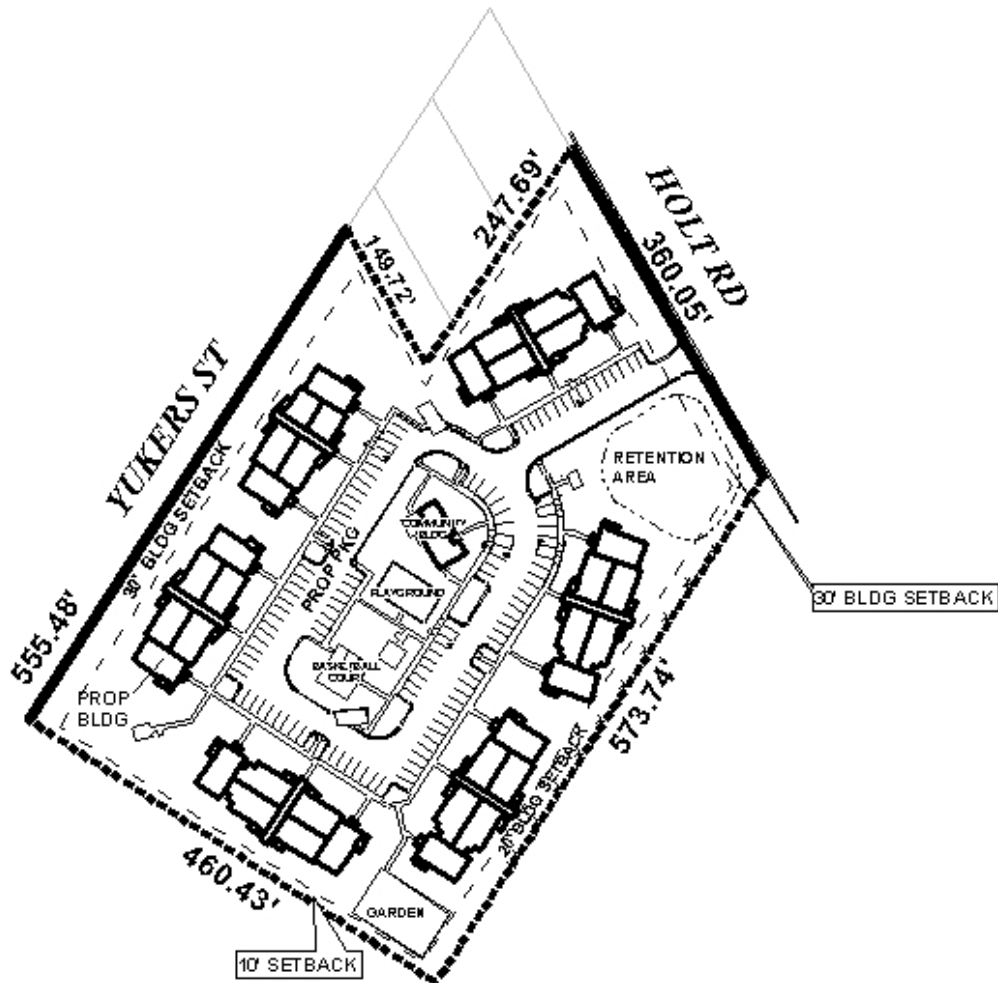
APPLICANT Pecan Cove Apartments

REQUEST Sidewalk Waiver

LEGEND R-1 R-2 R-3 R-A R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



SITE PLAN



The site plan illustrates the proposed development.

APPLICATION NUMBER 18 DATE January 19, 2006
 APPLICANT Pecan Cove Apartments
 REQUEST Sidewalk Waiver



NTS